

RESOLUTION ON COMMUNITY STABILITY AND RENTER PROTECTIONS

Whereas residential stability for renters and all residents benefits our communities by enabling neighbors to continue their relationships and mutual support for each other; enabling residents to maintain their employment near their homes and to continue participation in local political, social, and faith organizations; and to send their children to childcare and school without disruption; and

Whereas residential stability benefits our community's businesses by enabling their employees to continue employment rather than moving and quitting, and by enabling small businesses to maintain a loyal base of regular customers;

Whereas affordable rents enable renters to remain in their homes; to avoid homelessness; to have discretionary income to spend at local businesses; to meet needs such as childcare, adequate nutrition, higher education, and possibly to save funds for the purchase of a home if desired, and retirement; and

Whereas affordable rents and stable homes are necessary for a community to have a diversity of residents; and

Whereas Washington State still preempts rent stabilization at the municipal level, so that cities must find alternative means of stabilizing the homes of renters; and

Whereas Redmond is now a majority renter household city; and

Whereas the City of Redmond does not protect renters from the non-renewal of their leases for any or no reason (unlike the Cities of Seattle, Auburn, Federal Way, Kenmore, and King County which require "just cause" for such non-renewal), and Redmond has not yet taken any action on this matter although our May, 2021 Resolution requested action on this; and

Whereas the City of Redmond does not provide renters with information about their rights, nor require landlords to provide such information; nor employ staff to assist renters by providing them with information, investigating complaints, advocating for renters, nor mediating rental matters; and

Whereas the City of Redmond has no rental property registration system, and thus does not have sufficient data on rental properties or rents within the city to enable it to fully understand the rental situation nor to plan for the future; and

Whereas Redmond renters and others who receive large increases are often *trapped and unable to move* because the housing shortage means that it takes months to find a less expensive home nearby; and because arranging the lease termination or notice-of-moving date of their current home to line up with a start date of the home to which they wish to move is often impossible, thus resulting in a need to pay weeks or months of rent at *two locations*, a financial impossibility or major burden for most renters; and

Whereas there are loopholes and ambiguities in the current Redmond ordinance requiring landlords to provide 120 to 180 days notice for large rent increases, thus denying renters the time they need to adjust to these increases;

Therefore Be It Resolved That the 45th District Democrats join with other organizations including the Washington Low Income Housing Alliance to urge State Legislators to pass rent stabilization and other renter protection legislation, and that we communicate our support to our State Legislators;

Therefore Be It Further Resolved That 45th District Democrats join with efforts such as the Stay Housed Stay Healthy Coalition to seek local legislation to stabilize our communities by addressing the needs above, and that we communicate our support for such legislation to our local elected officials;

Therefore Be It Finally Resolved That 45th District Democrats share this Resolution with adjacent Democratic District organizations so they can consider similar action to influence their State Legislators and local elected officials.

Introduced by Kraig Peck for the December 2023 meeting of the 45th District Democrats.

Passed on (date) ____ December 6, 2023 _____

Signature of Chair ____ signed by Karen Tennyson _____